135.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,600 / 930,600
					USE VALUE:	930,600 / 930,600
					ASSESSED:	930,600 / 930,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY DANIEL J. III--ETAL
Owner 2:	GREALISH KELLEY A
Owner 3:	
Street 1:	93 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,650 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1969, having primarily Wood Shingle Exterior and 2769 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8650.000	386,300	700	543,600	930,600
Total Card	0.199	386,300	700	543,600	930,600
Total Parcel	0.199	386,300	700	543,600	930,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.05 | /Parcel: 336.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87015

GIS Ref

GIS Ref

Insp Date 09/30/17

!10523!

PREVIOUS ASSESSMENT

Parcel ID 135.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,300	700	8,650.	543,600	930,600	930,600	Year End Roll	12/18/2019
2019	101	FV	296,000	700	8,650.	509,600	806,300	806,300	Year End Roll	1/3/2019
2018	101	FV	296,000	700	8,650.	421,300	718,000	718,000	Year End Roll	12/20/2017
2017	101	FV	296,000	0	8,650.	387,300	683,300	683,300	Year End Roll	1/3/2017
2016	101	FV	296,000	0	8,650.	353,300	649,300	649,300	Year End	1/4/2016
2015	101	FV	293,800	0	8,650.	346,500	640,300	640,300	Year End Roll	12/11/2014
2014	101	FV	293,800	0	8,650.	322,100	615,900	615,900	Year End Roll	12/16/2013
2013	101	FV	293,800	0	8,650.	306,500	600,300	600,300		12/13/2012

PRINT

Date	Time
12/11/20	00:49:10

LAST REV

Date	Time
09/22/20	10:43:27
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10523

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21239-039		6/1/1991		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	87015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2020	581	Redo Bat	22,500	C				
10/1/2019	1554	New Wind	21,000	C				
9/1/2005	795	Addition	40,000	C		G7	GR FY07	12x22 add
7/14/2005	614	Addition	10,000					12 x 22 addition

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	372	PATRIOT
5/8/2006	Permit Visit	BR	B Rossignol
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8650		Sq. Ft.	Site		0	80.	0.79	9									543,601						543,600	

Total AC/HA: 0.19858 | Total SF/SM: 8650 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 543,601 | Spl Credit | Total: 543,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.38	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09833479
Const Adj.:	0.99989998
Adj $ / SQ:	137.278
Other Features:	103750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497656
Depreciation:	111375
Depreciated Total:	386281

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

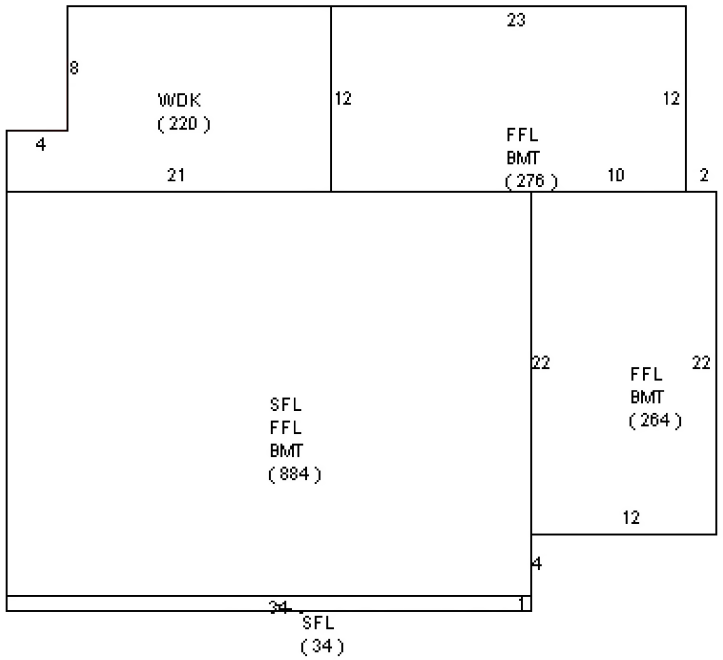
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.28
Special Features:	0	Val/Su Net:	96.91
Final Total:	386300	Val/Su SzAd	164.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,424	49.210	70,081
FFL	First Floor	1,424	137.280	195,484
SFL	Second Floor	918	137.280	126,021
WDK	Deck	220	10.540	2,320

Net Sketched Area:	3,986	Total:	393,906
Size Ad	2342	Gross Are	3986	FinArea	2769
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X15	A	AV	2014	4.33	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc